

Broadstreet Properties Ltd.

c/o Trevor Dickie, VP of Real Estate Development 100 St. Ann's Road Campbell River V9W 4C4

October 30th, 2023

Re: Tree Retention Assessment Within the Proposed Development at 2123 Hector Road Tree Survey

Dear Mr. Dickie,

This letter provides information from the tree retention assessment conducted at 2123 Hector Road, Comox, BC by Pacificus Biological Services (Pacificus) on September 29th, 2022. At the request of Seymour Pacific Developments Ltd. (Seymour Pacific), Pacificus conducted a survey of the number of trees on the Hector Road lot that would be subject to the Town of Comox Tree Retention Policy¹ for urban development projects. This letter outlines the results of the assessment and approximate number of trees that will be retained within proposed vegetation retention areas.

Background

Seymour Pacific is proposing the multi-phase development of the 12.0 acre parcel of land at 2123 Hector Road (PID: 023-020-148) that is bordered by Aspen Road to the west and Hector Road to the north, within the town of Comox. The parcel is currently undeveloped and contains a mixture of trees, shrubs and open areas that will be partially cleared prior to construction works. The property is currently zoned within DPA #3- General Multi-Family, and as such Seymour Pacific plan to develop the lot by constructing 5-story rental and "for-sale" units, with a stormwater detention pond and through-road (Figure 1). As the unit is currently forested, vegetation will require clearing prior to construction works. As per Section 5.01 of the Town of Comox Tree Retention Policy, development of the lot will require a "minimum 30% tree retention/replacement of existing trees of a diameter at 1.5 m above the tree base of 20.0 cm or more, and their long-term protection, based on parcel area net of road rights-of-way". To this end, Qualified Environmental Professionals Alex Heckels, MSc., and Brittany Blanchard, BBRM, of Pacificus, conducted a survey to estimate the number of trees on the lot that met the specified size criteria. The survey was conducted on September 29th, 2022. Weather during the survey was sunny.

¹ City of Comox, 2022. Tree Retention Policy CCL-067.

Port Hardy Office: Box 2760, 6990 Market St., Port Hardy, B.C. V0N 2P0 | (250) 949-9450 Campbell River Office: 670 Island Highway, Campbell River, B.C. V9W 2C3 | (250) 286-0005



Methodology

The survey consisted of five, five meter wide transects spaced 50 m apart, from the western to eastern property boundary (Figure 2). The number of trees with a diameter equal to, or greater than 20.0 cm, 1.5 m from the base of the tree within the survey area were counted to determine a representative estimate of the total number of trees above the specified size criteria on the property. The species of trees that met the size criteria were also recorded.

Results

An area of 1.26 ac was sampled during the survey. Within this area, 10 Bigleaf maple (*Acer macrophyllum*), 34 Black cottonwood (*Poplus trichocarpa*), 55 Douglas fir (*Pseudotsuga menziesii*), 6 Red alder (*Alnus rubra*), 9 Spruce (*Picea spp.*), 3 Western hemlock (*Tsuga heterophylla*), and 1 Western redcedar (*Thuja plicata*) with a diameter equal to, or greater than 20.0 cm, 1.5 m from the tree base were observed. Survey results indicate a density of trees that meet the size criteria of 93.2 trees per acre, providing an estimate of 953 total trees on the lot.

As of October 2023, design plans of the proposed development contain an area of approximately 2.27 ac where no vegetation modification will occur. This would result in approximately 212 trees that exceed the specified size criteria within the undisturbed area. Based on the estimated number of trees above the specified size criteria on the entire lot provided above, 286 trees of a diameter at 1.5 m above the tree base of 20.0 cm will require retention or replacement post-development. As such, the planting of at least 74 trees within proposed green spaces will be required during development.

Summary / Conclusion

A survey was conducted by Pacificus on September 29th, 2022, in order to estimate the number of trees on the lot at 2123 Hector Road, Comox, BC, that were greater than 20.0 cm in diameter, 1.5 m from the based of the tree, as per Section 5.01 of the Town of Comox Tree Retention Policy. It is estimated that 953 trees are present on the lot that meet the specified size criteria, and therefore approximately 286 trees must be retained or replaced on the property.



Sincerely,

Reviewed by:



Alex Heckels, MSc. Pacificus Biological Services Ltd.



Doug McCorquodale, RPBio. Pacificus Biological Services Ltd.



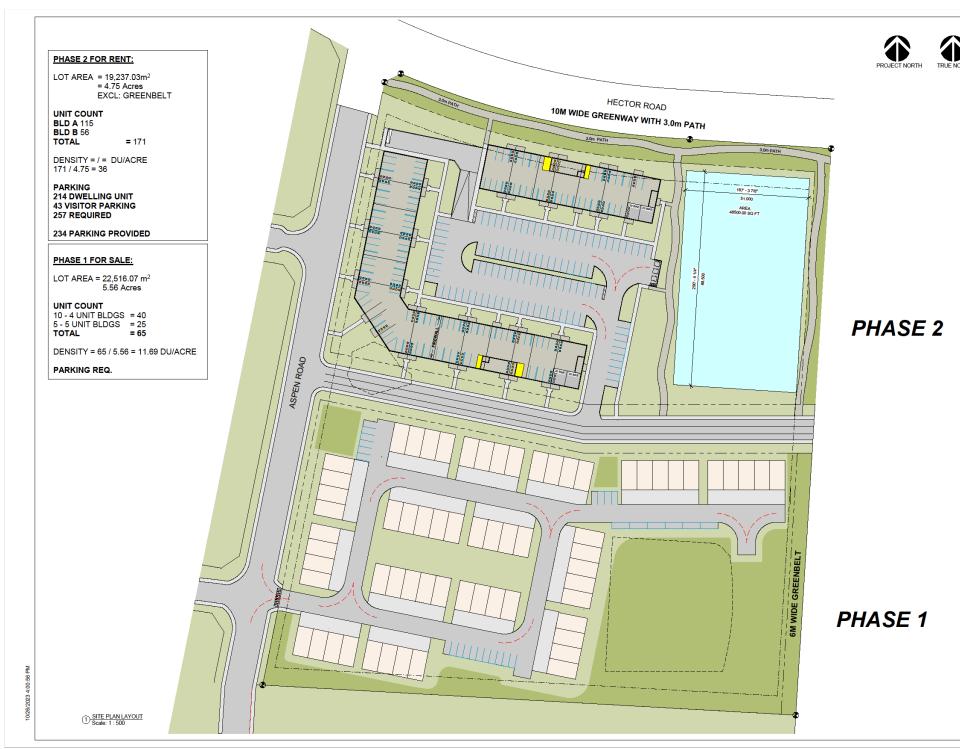


Figure 1. Map showing proposed development plans at 2123 Hector Road, Comox (PID: 023-020-148).

| | ~ | C. | Sey | | PACIFIC |
|------|--|-----------------|----------------------------------|--|---------------------------|
| | DEVELOPMENTS LTD 100 St Anns Street, Campbell River, B.C. (T)250.286.8045 (F)250.286.8046 www.seymourpacific.ca | | | | |
| ORTH | SITE | | | iourpuolito.e | ~ |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | PROJECT STATUS: | | | | |
| | | | C | ONCEPT | |
| | No. | | Revis Deso | ion Schedul | e Revision Date |
| | AB | ISSU | JED FOR F | REVIEW | 09/11/2023 10/26/2023 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | - | | |
| | | | | | |
| | | | | | |
| | SEAL | : тн | | ARCHITEC | TURE |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | TR | ADE C | ONTRAC | TORS SHALL V | ERIFY ALL |
| | DIMENSIONS AND REPORT ANY DISCREPANESS OR INCONSISTENCES TO WITHOUT DELAY, FOR CLARFICATION ANDOR CONFRMATION. DO NOT SCALE DRAWINGS, DESIGNS REPRESENTED AND DRAWINGS, DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REBAIN THE CONFRONT AND REPORTY OF SERVICE PACIFIC AND REPORTY OF SERVICE PACIFIC | | | | |
| | | | | | |
| | DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC | | | | |
| | AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED. | | | | |
| | | | | | |
| | CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL | | | | |
| | CONTRACTORS SHALL REMAN FAMILAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REQUATIONS AND BUILDING CODES. CONTRACTORS SHALL MANTAN GOOD INCUST FUELDING AND SAFETY PRACTICES CONSISTENT WITH THE COLORING AND AND SAFETY REQUIREMENTS OF JURISDICTIONAL AUTHORITIES. | | | | |
| | GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE | | | | |
| | REQUIREMENTS OF JURISDICTIONAL AUTHORITIES. | | | | |
| | ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC | | | | |
| | ADDITIONAL CLAME AND COSTS RELATED TO KICH MAY TERMIL ADT BE RECEPTED BY SEVMAN PACIFIC DEVELOPMENTS LD NORM MATERAL CHANGES ARE DEEMED TO BE PLAN CHANGES ARE DEFINED TO BE PLAN CHANGES ARE SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE TIME, COST AND CUALITY OF CONSTRUCTION. | | | | |
| | | | | | |
| | co | NSTR | UCTION. | | |
| | RE | ASON | CTORS SI ABLE EFF LE TARGE | HALL MAKE EV ORT TO MAIN ETS AND PROV GRESS, WORK VARD DEFICIE | /ERY TAIN /IDE GOOD |
| | EF AN | FICIEN D QUA | ALITY TOW | GRESS, WORK | MANSHIP NCY-FREE |
| | | | NAME: | | |
| | | | | TOR ROAD | |
| | PRO | JECT | NUMB | ER: | |
| | | | | VP | |
| | ADD | RESS | | | |
| | | | ASF CC | PEN ROAD | |
| | DRA | WING | TITLE | : | |
| | | | SI | TE PLAN | |
| | | | | | |
| | DRA | | | PD | |
| | CHE | CKEC |) BY: | TD 10/26/2023 | |
| | SCAL | E: | | 1:500 | |
| | DRA | | | | REV#: |
| | | E | 1.0 | | B |
| | | | | | |





Figure 2. Aerial Imagery showing the location of the five transects conducted to estimate the number of trees with a diameter greater than 20.0 cm, 1.5 m from the tree base at 2123 Hector Road, Comox (PID: 023-020-148).

Port Hardy Office: Box 2760, 6990 Market St., Port Hardy, B.C. VON 2P0 | (250) 949-9450 **Campbell River Office:** 670 Island Highway, Campbell River, B.C. V9W 2C3 | (250) 286-0005